



Thursday, August 24, 2006

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**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 79**

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**Subject:** C14-06-0122 - Saddle Creek Apartments - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 10801 Old Manchaca Road (Slaughter Creek Watershed) from interim rural-residence (I-RR) district zoning to multi-family residence-low density (MF-2) district zoning. Staff Recommendation: To grant multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning. Applicant: SCA General, Inc. (Mark Musemache). Agent: Mike Dallas Properties (Mike Dallas). City Staff: Wendy Walsh, 974-7719.

**Additional Backup Material**

(click to open)

- ☐ Staff Report
- ☐ Ordinance

**For More Information:**

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0122

**Z.A.P. DATE:** July 18, 2006

**ADDRESS:** 10801 Old Manchaca Road

**OWNER:** SCA-General, Inc.  
(Mark Musemeche)

**AGENT:** Mike Dallas Properties  
(Mike Dallas)

**ZONING FROM:** I-RR

**TO:** MF-2

**AREA:** 12.703 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the number of daily trips to 2,000.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

July 18, 2006: *APPROVED STAFF'S RECOMMENDATION OF MF-2-CO DISTRICT ZONING; BY CONSENT.*

*[M. HAWTHORNE; J. PINNELLI – 2ND] (6-0, B. BAKER – ILL; J. MARTINEZ; J. GOHIL - ABSENT)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject property is developed with Saddle Creek Apartments, which consists of 224 multifamily residences, and is zoned interim-rural residence (I-RR). There is one driveway onto Manchaca Road and two entrances on Old Manchaca Road. There is an approved (presently undeveloped) 192-unit multifamily residential development to the north known as Forest Hills (I-RR) and townhomes under construction further north (County). The Saddlewood Estates subdivision is adjacent to the east and south (I-SF-2). Across Manchaca Road to the west, there is a mix of civic uses, a few single family residences, office, warehouse and commercial uses, and undeveloped land (County). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant is proposing to zone the property to the multi-family residence low density (MF-2) district in accordance with its present use. The density and impervious cover shown on the approved site plan is also within the limits of MF-2 development standards. In the context of the surrounding land uses and roadway, MF-2-CO zoning is appropriate. The property has access to an arterial roadway and a collector street, and there are approved multifamily and townhouse projects adjacent to the north. Furthermore, multifamily residences provide a second type of dwelling unit within the Saddlewood Estates

development. Staff has proposed a Conditional Overlay to limit the property to uses that generate less than 2,000 vehicle trips per day.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Apartments
<i>North</i>	I-RR; N/A (County)	Undeveloped – approved site plan for 192 multifamily units; Townhomes under construction
<i>South</i>	I-SF-2; I-RR	Single family residences; Slaughter Creek; Landscaping company
<i>East</i>	I-SF-2	Single family residences within the Saddlewood Estates subdivision
<i>West</i>	N/A (County)	Office; Construction sales and services

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Slaughter Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

217 – Tanglewood Forest Neighborhood Association  
 384 – Save Barton Creek Association      385 – Barton Springs Coalition  
 428 – Barton Springs / Edwards Aquifer Conservation District  
 627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 948 – South by Southeast Neighborhood Organization

**SCHOOLS:**

Casey Elementary School      Paredes Middle School      Charles Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0054 (Manchaca Heights)	I-RR to SF-4A	To Grant SF-4A-CO	Approved SF-4A-CO with the CO for 2,000 trips (6-10-04).

**RELATED CASES:**

The property was annexed into the City limits on December 31, 2002. The property is platted as Saddle Creek Subdivision, recorded in July 1999. A site plan for Saddle Creek Apartments was approved in April 2000. Please refer to Exhibits B and C.



 1" = 400'	SUBJECT TRACT	  	<h2 style="text-align: center;">ZONING EXHIBIT A</h2>		CITY GRID REFERENCE NUMBER  E13
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				
CASE #: C14-06-0122 ADDRESS: 10801 OLD MANCHACA RD SUBJECT AREA (acres): 12.703			DATE: 06-07 INTLS: \$M		



[illegible]

Sheet #3

EXHIBIT B  
RECORDED PLAT

EXHIBIT C  
APPROVED SITE PLAN

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the number of daily trips to 2,000.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

The property is located on Manchaca Road, an arterial roadway and Old Manchaca Road, a collector streets.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*

The density and impervious cover shown on the approved site plan is within the limits of MF-2 development standards. The property has access to an arterial roadway and a collector street, and there are approved multifamily and townhouse projects adjacent to the north. Furthermore, multifamily residences provide a second type of dwelling unit within the Saddlewood Estates development. A Conditional Overlay is proposed to limit the property to uses that generate less than 2,000 vehicle trips per day.

**EXISTING CONDITIONS****Site Characteristics**

The site is developed with 224 multi-family residences. The property slopes gently to the south, towards Slaughter Creek and there appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the MF-2 zoning district would be 60% which is a consistent figure between the watershed and zoning regulations. The amount of impervious cover on the approved site plan is 56.20%, which is within that allowed by the watershed and zoning regulations.

**Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter Creek Watershed of the Colorado River



Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 2,287 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The existing 224 MF units generate approximately 1,497 vehicle trips per day.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements and system upgrades. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

**Compatibility Standards**

This site is already developed; if any new construction is proposed, the site plan would be required to comply with Compatibility Standards to the south and east.

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number:** C14-06-0122

**Contact:** Wendy Walsh, (512) 974-7719

**Public Hearing:**

July 18, 2006 Zoning and Platting Commission

*Ed & DENISE KUSCHEL*

Your Name (please print)

MAIL RECEIVED AT

PO BOX 151113  
AUSTIN 78715

*1416 Geoff*

Your address(es) affected by this application

*Denise Kuschel*

Signature

*7/11/06*

Date

Comments:

*We did not purchase  
1416 Geoff to have a 2-3  
store apartment building  
back up to it. There would  
be no privacy and real  
estate values would fall.*

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810



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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Lot 1, Block A, Saddle Creek Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 199900220 of the Official Public Records of Travis County, Texas (the "Property"),

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

1 **PASSED AND APPROVED**

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5 \_\_\_\_\_, 2006

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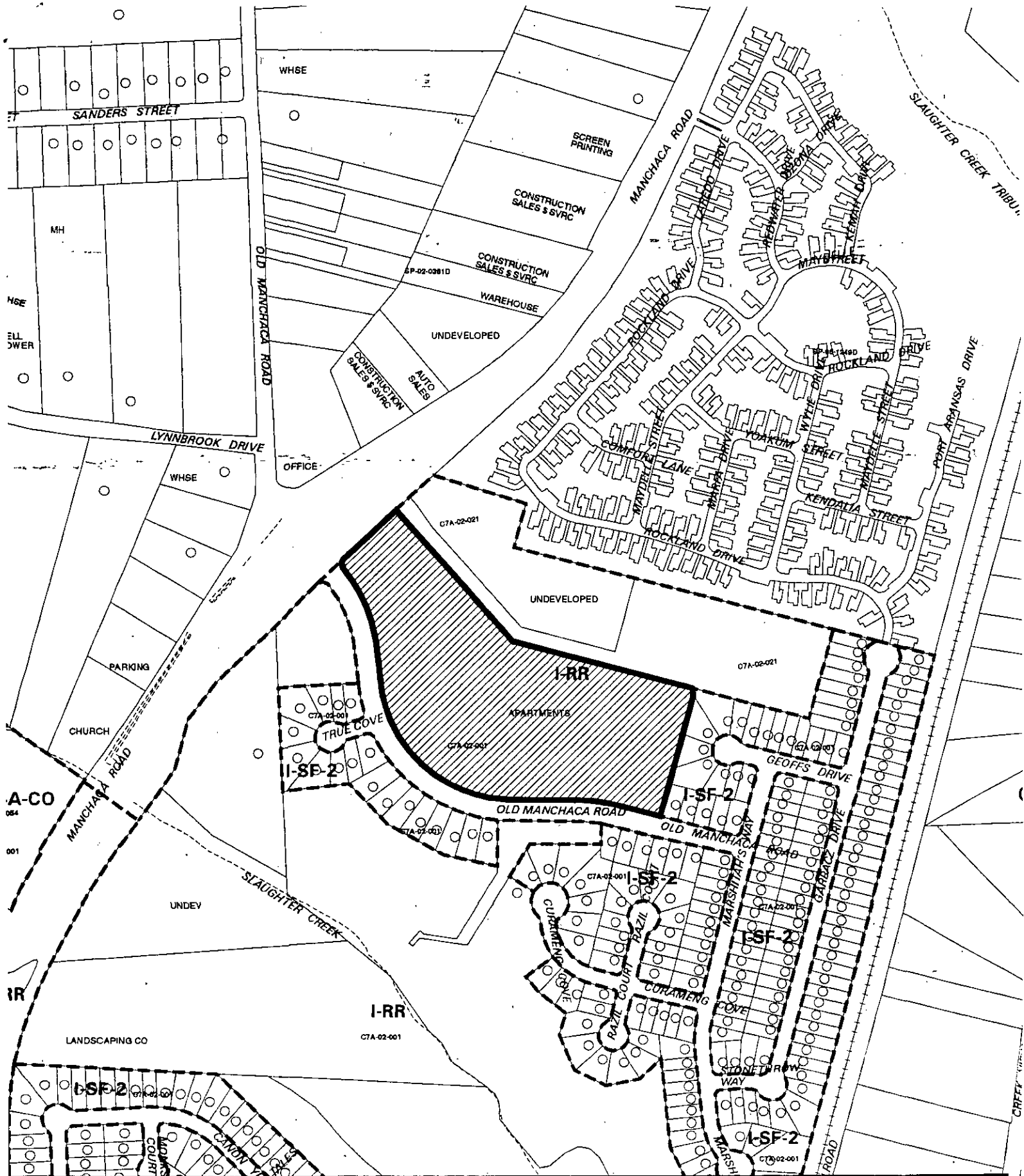
\_\_\_\_\_  
Will Wynn  
Mayor





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10 **APPROVED:** \_\_\_\_\_

11 David Allan Smith  
12 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING Exhibit "A" CASE #: C14-06-0122 ADDRESS: 10801 OLD MANCHACA RD SUBJECT AREA (acres): 12.703	DATE: 06-07 INTLS: SM	CITY GRID REFERENCE NUMBER E13
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				